

GREAT WALTHAM PARISH COUNCIL

Report of the Planning Committee meeting held on Monday 7th November 2011 at The Old Fire Station, Great Waltham

1. Record of Members present

Chairman: Mr A Micklem

Councillors: Mrs M Farrant, Messrs Jackson, McDevitt, Braisby, Blaber, Huggins, Bell and Steel.

Also Present: S.L. Bullock, G Hassan, R Bearman, G Neilson, W Frost, M Carter and P Carter.

2. Apologies for Absence

Were received from Mr Leyde and Mrs Patch.

3. Declarations of interests (existence and nature) with regard to items on the agenda.

Mrs M Farrant declared an interest in item 8.

4. Public Participation session with respect to items on the agenda.

The members of the public present referred to item 8 on the agenda and expressed concern that in changing to commercial use trading from the site may follow. It was also stated that the information circulated locally when the application was made was inaccurate and unfair. The settlement of the boundary dispute previously referred to remained unclear. The appeal documentation spoke of scaling down the operation but concern was still expressed regarding the conflict between residential or commercial use of the land. Concern was expressed regarding the loading and unloading of vehicles in the vicinity of a road junction. Several members of the public indicated that they would be writing letters of objection to the Planning Inspectorate.

5. Report of Planning Applications determined by the LPA's since the last meeting.

A report was given of applications determined since the last meeting.

6. To consider and comment upon the following planning applications.

(a) 11/01570/FUL Berrymead, South Street, Great Waltham for demolition of existing attached garage & car port. Erection of single storey side & single storey rear extension. Raising the roof & alterations to the roof. Part single/part two storey side extension & detached garage/studio.

Comments: The Parish Council have no objections to this application. The Parish Council asks that a condition be made that the development of the garage /studio should only be used as ancillary to the main dwelling.

(b) 11/01577/FUL Gravelleys Farm, Littley Green for installation of solar photovoltaic panels.

Comments: The Parish Council supports this application.

(c) 11/01619/LBC Hill House, Littley Green Road, Howe Street for alteration to west elevation kitchen fenestration

Comments: This is a listed building and the Parish Council therefore considers that it is unqualified to comment on the proposed alterations given that English Heritage and the County Conservation Officer have been consulted.

7. To consider and comment upon a Planning Appeal lodged in respect of a new dwelling on land adjacent White Cottage, South Street, Great Waltham – application number 10/01409/OUT

It was agreed to make the following comments to the Planning Inspectorate

Comments:

1. The Parish Council supports this application.
2. The Great Waltham Village Design Statement supports a small number of new dwellings, sympathetic infill development and modest edge of village development. The proposal supports those guidelines.
3. The Parish Council has commented on the North Chelmsford Area Action Plan requesting that the site be included within the Great Waltham defined settlement area. This request has been made at all stages of the development of the Plan.

8. To consider and comment upon a Planning Appeal lodged in respect of the enforcement notice issued by CBC regarding unauthorised development at Redes, Main Road, Ford End relating to the storage of motor vehicles without planning permission.– enforcement order 11/00018/NOTICE

Mrs M Farrant declared an interest and left the meeting.

It was agreed to make the following comments to the Planning Inspectorate:

The Parish Council supports the decision taken by Chelmsford Borough Council to refuse permission of application number 11//00927/FUL.

The Parish Council wishes to make the following comments -

Comments:

The Parish Council objects to the application as follows:

1. The site lies outside the Ford End village Defined Settlement Boundary in a rural area and is unsuitable for car parking. Policy DC2 should be applied to the site. DC2 states Planning permission will be refused for development within the areas shown as the Rural Area outside the Metropolitan Green Belt.
2. The Parish Council objects to the application on the grounds of the effect that the application may have on neighbouring properties from noise, and additional traffic movements in the vicinity of the local Church, a bus stop and a fatal accident site. Cars are being transported by trailer and loading and unloading of vehicles from the trailer creates an additional hazard in this already busy and hazardous area. This would be contrary to Policy DC4 – Protecting existing amenity. Policy DC4 states ‘all development proposals should safeguard the amenities of the occupiers of any nearby properties by ensuring that development would not result in excessive noise, activity or vehicle movements, overlooking or visual intrusion and the built form would not adversely prejudice outlook, privacy or light enjoyed by the occupiers of nearby properties’.
3. Concern is expressed that there could possibly be contamination of nearby water courses by fluid leakages from parked vehicles.
4. There appears to be some question as to whether the whole of the area hatched red on the location and block plans is in the ownership of the applicant.
5. It would appear that part of the land hatched red on the location and block plan has trees/shrubs on it. The application states that there are no trees on the development site. It is possible that the proposal could be in contravention of Policy DC14.
6. The proposed application for change of use for the parking of up to 30 cars within the curtilage of a Grade II listed building is felt to detract from the general aspect of that listed building in contravention to Policy DC18.
7. The proposed development will not generate any additional employment in the village.